PROPOSED BUILDING FOR CIA RECORDS CENTER

Comparative cost estimate based upon known cost of Hanford Records
Service Center, Richland, Washington.

Cost of Hanford Center	$ 152,426.39
Area	13,600 square feet
Cost per square foot	$ 11.20

Cost Differentials:

A. Hanford Center on level terrain; proposed ████ site has   25X1A6d
    steep slope (11-12% average)

        Excavation (including possible rock)
        Retaining walls, approaches, drainage
        Dampproofing below grade

B. Hanford has air-conditioning system capable of maintaining
office temperatures of 80° F. in summer and 70° in winter;
storage area (91% of total air-conditioned space) temperatures
of 85° in summer and 60° in winter. CIA Records Management
Specialist requires 70° year 'round throughout the building,
with 2° tolerance.

C. Hanford is heated from a central steam distribution plant;
25X1A6d   ████ location would require its own heating plant.

D. Hanford has no vault within storage area (storage area itself
may be regarded as a vault); estimate includes a small allowance
for a 600 square foot vault.

E. Hanford built in 1950; nation-wide construction cost increase,
1950 - April 1953, is 14.9%.

Assuming building area of 25,000 square feet inside dimensions, or 25,650 square feet, total @ $11.20 per square foot:

Basic Cost,		$ 287,280.00
Differentials, as outlined above,		
A.	Excavation, fill, and compaction (no rock excavation included)	
	3,000 C.Y. @ $1.50	4,500.00
	Dampproofing, 4,800 square feet @ $.30	1,440.00
	Approach work and drainage @ 3%	8,600.00
B.	Air-conditioning, add 5%	14,350.00
C.	Boiler plant @ 3%	8,600.00
D.	Vault (20' x 30'), add 30 C.Y. concrete @ $8.00	240.00
		$ 325,010.00
E.	Add 15%	48,750.00
*Total Estimated Construction Cost		$ 373,760.00
Plus 10% for Contingencies		37,370.00
		$ 411,130.00

Square foot cost (exclusive of contingency) $14.65

* Includes erection cost but not purchase cost of stacks.